

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development – Hyderabad Metropolitan Development Authority - Change of Land Use from Recreational use zone to Residential use zone in Sy.No.20 (Part) of Kattedan (V), Rajendranagar Mandal, R.R.District to an extent of 6-70 Acres (27113-05 sq. mts.) - Draft Variation – Confirmed – orders– Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 826

Dated: 29th November 2008

Read the following:

1. From the V.C., HUDA., Lr.No.6812 /MP1/Plg/HUDA/2006, dated. 30-12-2006.
2. Govt.Memo.No.901/I₁/2007, MA&UD (I₁) Deptt, dated: 22-03-2007.
3. From MC, HMDA, Lr No.6812/MP1/Plg/H/2006, dated: 14-10-2008

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan of Non-Municipal area, issued in Government Memo 2ne read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.179, Part-I, dated: 28-03-2007. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.8,13,392/- (Rupees eight lakhs thirteen thousands three hundred and ninety two only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 03 -12-2008.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government

Dr. C.V.S.K. SARMA

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery, & Stores Purchase, Hyderabad
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority,
Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy.

Sf/Sc

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 Of 2008), the Government hereby makes the following variation to the envisaged in the notified Master Plan of Non-Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.179, Part-1, Dated: 28-03 -2008 as required by sub-section (3) of the said section.

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VARIATION

The site in Sy.No.20 (Part) of Kattedan Village & Rajendranagar Mandal, Ranga Reddy District, an extent of Acres 6-70 (27113.05 sq mts), the boundaries of which are given in the schedule below which is presently earmarked for Recreational use zone in the notified Master Plan of Non –Municipal area (read with G.O.MS.No.99 MA dated: 25.02.1999) is now proposed to be designated as Residential use zone, subject to the following conditions; subject to the following conditions; namely:-

1. the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. the owners / applicants shall hand over the areas affected under the notified roads to the local bodies at free of cost.
3. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. the title, Land Ceiling land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the above change of land use is subject to the conditions that may be applicable under the Land Ceiling Act.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the proof of any title of the land..
8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Land Ceiling Act
9. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority to acquire land for any public purpose as per Law.
10. after demolition of the existing building, clearance, if any, required from Land Ceiling Authorities should be obtained before approaching the Greater Hyderabad Municipal Corporation/ Hyderabad Urban Development Authority for building permission.
11. the development permission shall be granted only after 40 ft. B.T. approach road is laid and Development / Layout permission shall be obtained from HMDA..

SCHEDULE OF BOUNDARIES

North :	Village boundary of Shivrampally Jagir.
South :	Sy.No.20 (Part) of Kattedan Village.
East :	Sy.No. 20 (Part) of Kattedan Village
West :	Sy.No. 20 (Part) of Kattedan Village.

Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER